018.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,039,800 / 1,039,800
					USE VALUE:	1,039,800 / 1,039,800
					ASSESSED:	1,039,800 / 1,039,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOBBYN CLIFFORD
Owner 2:	DOBBYN CAROLYN S
Owner 3:	
Street 1:	43 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOLT KEN -
Owner 2:	SOLT MAI -
Street 1:	43 SPY POND PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 3057 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6136.000	526,300		513,500	1,039,800
Total Card	0.141	526,300		513,500	1,039,800
Total Parcel	0.141	526,300		513,500	1,039,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.14 /Parcel: 340.14

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

13194

GIS Ref

GIS Ref

Insp Date

12/02/17

!1567!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	526,300	0	6,136.	513,500	1,039,800		Year end	12/23/2021
2021	101	FV	509,000	0	6,136.	513,500	1,022,500		Year End Roll	12/10/2020
2020	101	FV	509,000	0	6,136.	513,500	1,022,500	1,022,500	Year End Roll	12/18/2019
2019	101	FV	397,900	0	6,136.	664,500	1,062,400	1,062,400	Year End Roll	1/3/2019
2018	101	FV	376,100	0	6,136.	422,900	799,000	799,000	Year End Roll	12/20/2017
2017	101	FV	376,100	0	6,136.	386,600	762,700	762,700	Year End Roll	1/3/2017
2016	101	FV	376,100	0	6,136.	314,100	690,200	690,200	Year End	1/4/2016
2015	101	FV	348,100	0	6,136.	314,100	662,200	662,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:11:51

LAST REV

Date	Time
03/29/19	09:47:24
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1567

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOLT KEN	1349-133		2/4/2008		585,000	No	No		
BOISVERT RICHAR	1288-199		8/10/2004		620,000	No	No		
	717-190		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	13194
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2017	471	Addition	83,300	O				add mastr suite ov
1/18/2007	44	Redo Bat	10,000	C		G8	GR FY08	
3/7/1995	94	Manual	2,000	C				ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	BS	Barbara S
10/23/2017	Measured	DGM	D Mann
10/23/2017	Permit Visit	DGM	D Mann
5/8/2009	Entry Denied	372	PATRIOT
12/16/2008	OWNR INFO	BR	B Rossignol
9/22/2005	MLS	BR	B Rossignol
1/5/2005	MLS	MM	Mary M
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6136		Sq. Ft.	Site		0	85.	0.98	2									513,471						513,500	

Total AC/HA:	0.14086	Total SF/SM:	6136	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	513,471	Spl Credit		Total:	513,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.08969843
Const Adj.:	0.99989998
Adj $ / SQ:	119.855
Other Features:	135072
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	551680
Depreciation:	25377
Depreciated Total:	526303

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	3	HB	

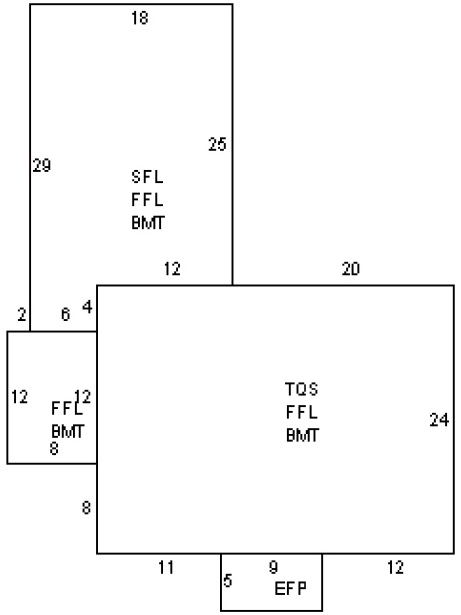
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	131.84
Special Features:	0	Val/Su Net:	139.57
Final Total:	526300	Val/Su SzAd	220.39

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,338	57.530	76,976
FFL	First Floor	1,338	119.850	160,366
TQS	3/4 Story	576	119.850	69,036
SFL	Second Floor	474	119.850	56,811
EFP	Enclos Porch	45	72.590	3,267

Net Sketched Area:	3,771			Total:	366,456
Size Ad	2388	Gross Area	3963	FinArea	3057

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	G	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	